

APPROVED FOR CONSTRUCTION
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By Brent Wilkinson 12/22/17

Village at Research Park

Multifamily Development

City of Charlotte, Mecklenburg County, North Carolina

Crescent Communities



FINAL APPROVAL

ENGINEERING
 PCO / DETENTION / DRAINAGE PLAN

APPROVED
 By mark chapman at 3:02 pm, Dec 21, 2017

EROSION CONTROL

APPROVED

URBAN FORESTRY
 TREE ORDINANCE

APPROVED

CDOT

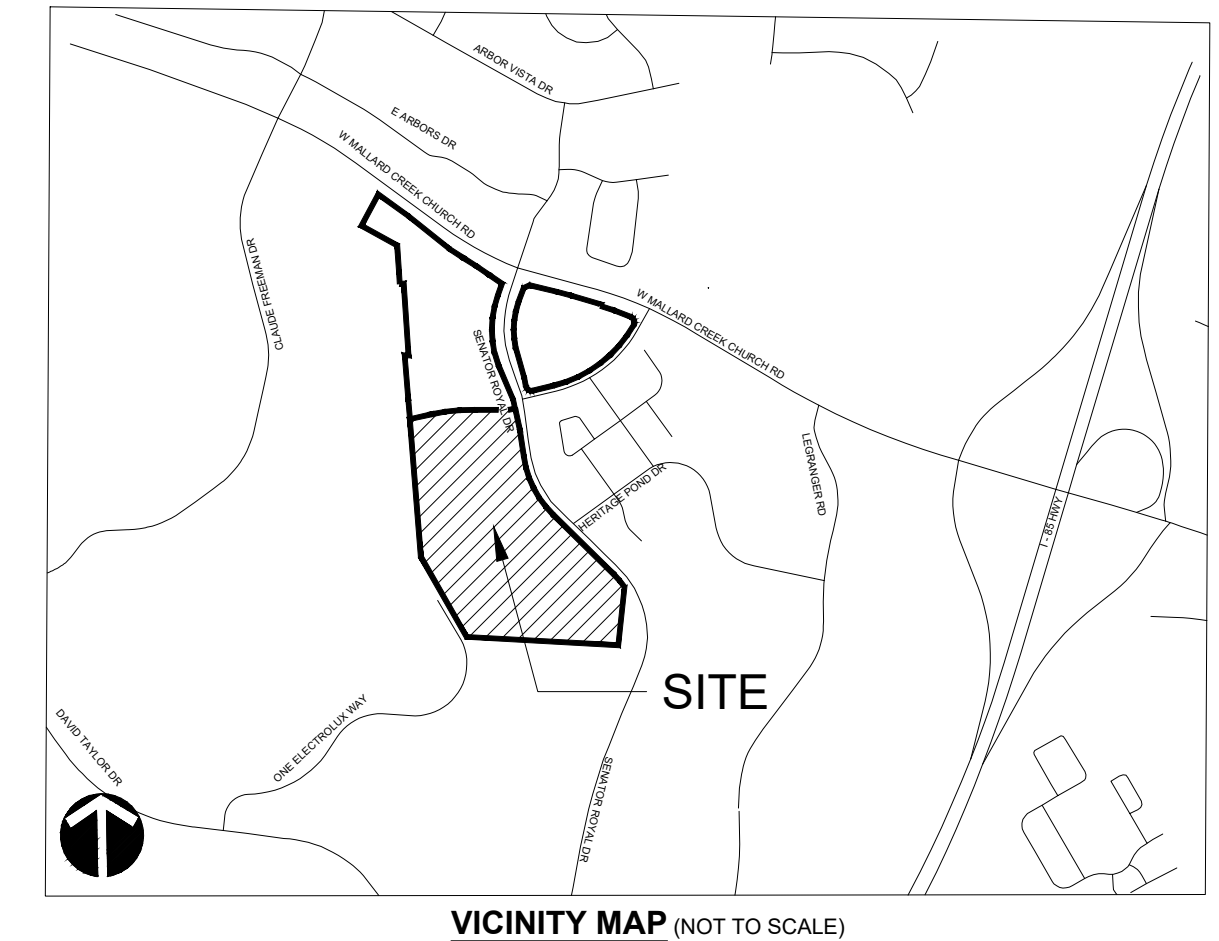
APPROVED [By Erin Chantry]

PLANNING
 UMUDD / MUDD / PED / TOD

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-314-CODE(2633) FOR MORE INFORMATION.
 NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

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 Crescent Communities
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 Charlotte, NC 28202
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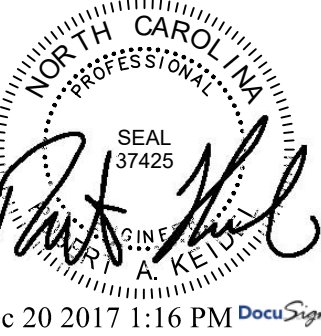
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VILLAGE AT RESEARCH PARK
 City of Charlotte, Mecklenburg County, North Carolina
 CRESCENT COMMUNITIES | CHARLOTTE, NC
COVER SHEET

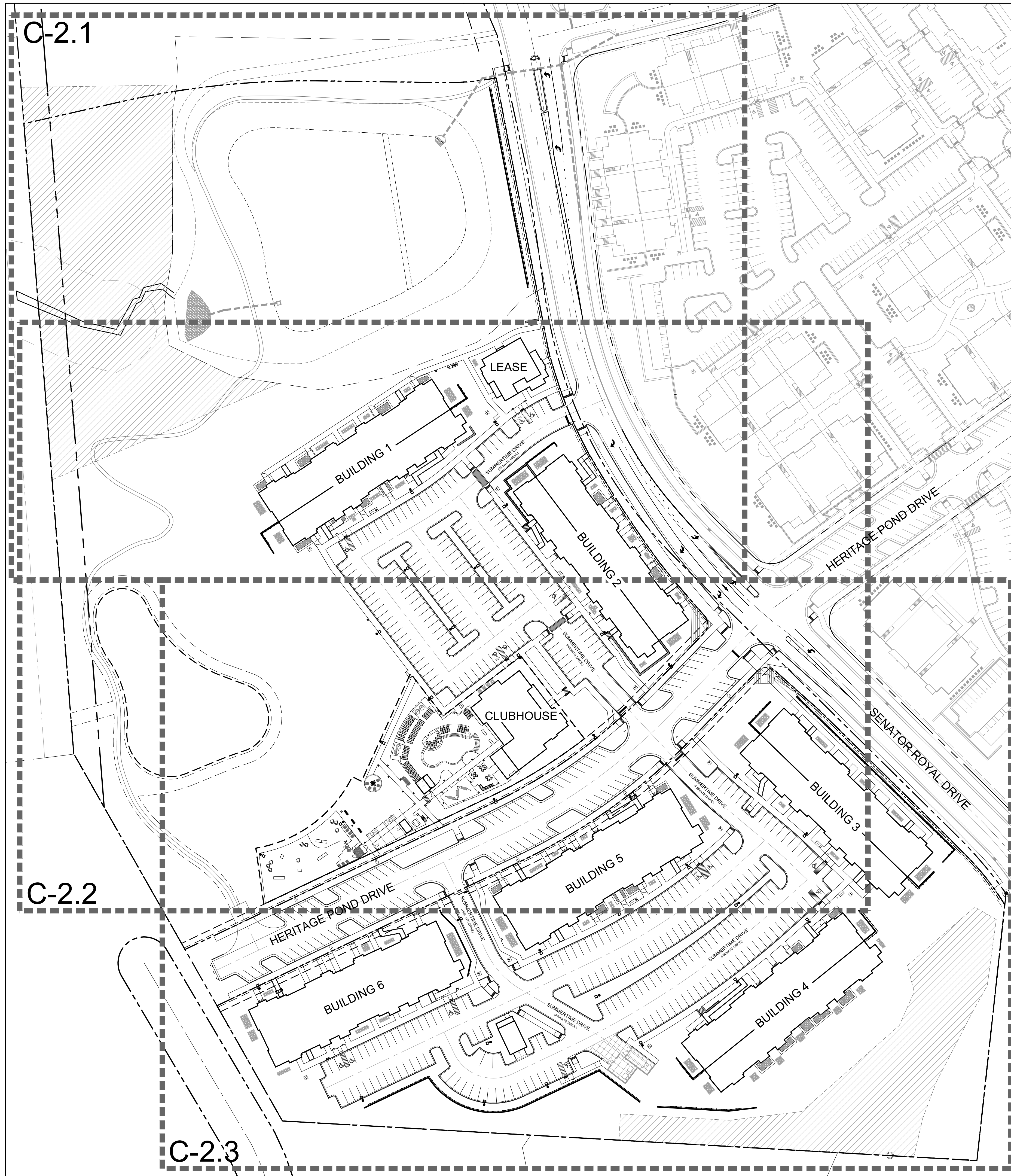
REVISIONS:
 DATE: DECEMBER 20, 2017
 DESIGNED BY: CHG
 DRAWN BY: LM
 CHECKED BY: CHG
 SCALE: N/A
 PROJECT #: 1017140
 SHEET #:
 LAND DEV 2ND SUBMITTAL
 ADDENDUM 2
 LAND DEV 3RD SUBMITTAL
 LAND DEV APPROVAL SET

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C-1.0

C-2.1

C-2.2

C-2.3



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 By Brent Wilkinson 12/22/17

CONTRACTOR NOTE:

- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- ANY WORK WITHIN THE CITY'S RW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE MUST BE APPROVED BY CDOT AND WILL REQUIRE A RW USE PERMIT OR RW LEASE DEPENDING UPON THE PROPOSED DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT CDOT AT (704) 432-1562 AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-8348 AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO DRIVERS AND PEDESTRIANS.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, (704) 336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- DEVELOPER TO CONTACT CDOT (ANTHONY MENDEZ (704) 336-4971 DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS. IF ANY, FOR THIS PROJECT. COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

DEVELOPMENT SUMMARY

PARCEL ID#: 047-421-01
 ZONING: RE-3 (O) SPA
 TOTAL SITE ACREAGE: 20.9 AC
 MASS GRADING: 15.9 AC
 IMPERVIOUS AREA: 7.27 AC
 PROPOSED USE: MULTI FAMILY
 MAXIMUM UNITS: 300
 PROPOSED UNITS: 280

MINIMUM SETBACK:
 - ALONG SENATOR ROYAL DR. 20' MIN FROM B.O.C. WITH 4' TRANSITION ZONE
 - ALONG HERITAGE POND DRIVE EXTENSION 15' FROM B.O.C.

MINIMUM SIDE YARD/MINIMUM REAR YARD: NONE
 MAXIMUM HEIGHT: 60 FEET

PARKING SUMMARY

REQUIRED PARKING: 1.5 SPACES PER UNIT (420 PARKING SP.)
 PROVIDED PARKING: TOTAL PARKING SPACES: 426

SITE ACCESSIBLE PARKING REQUIRED: 9
 SITE ACCESSIBLE PARKING PROVIDED: 10
 SITE VAN ACCESSIBLE SPACES REQUIRED: 2
 SITE VAN ACCESSIBLE SPACES PROVIDED: 3

PARKING TYPES & COUNT:

ON-STREET - 80
 SURFACE - 347
 TOTAL - 427 PARKING SPACES

LAYOUT NOTES:

- AT TIME OF STAKING, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR DIGITAL SITE PLAN FILE FOR COORDINATION.
- SHOULD ANY DISCREPANCIES OR ERRORS BETWEEN COORDINATE POINTS AND DIMENSIONS OR OMISSIONS OF CRITICAL STAKING INFORMATION BE DISCOVERED, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR A COORDINATED SOLUTION.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS SHALL BE FIELD STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT / CIVIL ENGINEER.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- ALL PUBLIC AND PRIVATE STREET SECTIONS PER CMLDS STANDARDS.
- CONSTRUCTION SCHEDULE: 18-24 MONTHS AFTER GROUND-BREAKING
- ALL HVAC UNITS SHALL BE LOCATED ON BUILDING ROOFS, AND WILL BE SCREENED FROM PUBLIC VIEW AND ADJACENT PROPERTIES.
- METER BANKS ARE PROVIDED ON EACH BUILDING. SEE SHEET C-7.0 FOR LOCATIONS AND SCREENING.
- ALL UTILITIES WILL BE UNDERGROUND.
- THERE WILL BE NO DEMOLITION LANDFILL ON SITE.

EASEMENT NOTE:

AN EASEMENT SHALL BE PROVIDED ON PRIVATE STREETS FOR PUBLIC ACCESS, RECORDED ON THE FINAL PLAT PER APPROVED REZONING PETITION.

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APPROVED
 By mark chapman at 3:06 pm, Dec 21, 2017

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 By Erin Chantry

BICYCLE PARKING:
 SHORT-TERM REQUIRED: 14 (1 SPACE PER 20 UNITS)
 SHORT-TERM PROVIDED: 14
 LONG-TERM REQUIRED: NONE
 LONG-TERM PROVIDED: NONE

LOADING SPACES REQUIRED: 6 (1 FOR EACH STRUCTURE IN EXCESS OF 25 UNITS)
LOADING SPACES PROVIDED: 6 (PROPOSED DRIVE AISLES W/ HEAVY-DUTY PAVING TO SERVE AS LOADING SPACES)

BUFFER REQUIREMENTS: NONE AT THIS PORTION OF DEVELOPMENT

OPEN SPACE SUMMARY:
OPEN SPACE REQUIRED: (1 SF OF OPEN SPACE AREA /100 SF OF GROSS FLOOR AREA) 3,268 SF MIN.
OPEN SPACE PROVIDED: 33,515 SF (DESIGNATED AMENITY AREAS)

AMENITY AREAS:
 AMENITY AREAS TO INCLUDE POOL, POOL DECK, DOG PARK, COMMUNITY GARDENS, TRAILS, SEATING, PATHWAYS, LIGHTING AND LANDSCAPING. ADDITIONAL FEATURES SUCH AS BUT NOT LIMITED TO SPECIALTY PAVING, SIGNAGE AND OTHER ELEMENTS MAY ALSO BE PROVIDED.

CAST IN PLACE RETAINING WALLS TO HAVE CLASS A FINISH

SOLID WASTE SUMMARY:
SOLID WASTE CONTAINERS
 REQUIRED: 8-CU YARD COMPACTOR PER 90 UNITS
 PROVIDED: 32-CU YARD COMPACTOR

RECYCLING CONTAINERS
 REQUIRED: 4 RECYCLING STATIONS (5, 96 GAL. CARTS EACH)
 PROVIDED: 4 RECYCLING CARTS, 576 SF

PROJECT CONSTRUCTION SCHEDULE:
 CONSTRUCTION START DATE: JANUARY 2018
 COMPLETION DATE: OCTOBER 2019

FUTURE RESERVED RIGHT OF WAY DEDICATION:
 FUTURE RESERVED RIGHT OF WAY TO BE DEDICATED WITH HERITAGE POND RIGHT OF WAY - PRIOR TO ISSUING OF CERTIFICATE OF OCCUPANCY.

LandDesign
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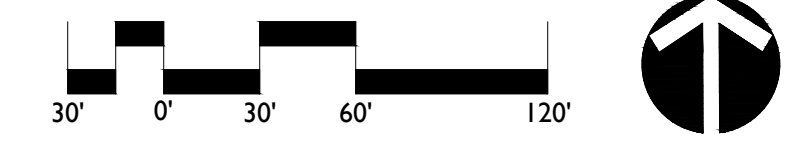


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VILLAGE AT RESEARCH PARK
 City of Charlotte, Mecklenburg County, North Carolina
 CRESCENT COMMUNITIES | CHARLOTTE, NC
 OVERALL SITE PLAN

REVISIONS:
 OCT. 30, 2017 LAND DEV 2ND SUBMITTAL
 NOV. 1, 2017 ADDENDUM 2
 DEC. 1, 2017 LAND DEV 3RD SUBMITTAL
 DEC. 20, 2017 LAND DEV APPROVAL SET

DATE: DECEMBER 20, 2017
 DESIGNED BY: CHG
 DRAWN BY: LM
 CHECKED BY: CHG
 SCALE: 1/8" = 1'-0"
 PROJECT #: 1017140
 SHEET #:



C-2.0